

IN RE: PETITION FOR VARIANCE
E/S Foxland Road, 230' S of the
c/l of Eland Road
(14013 Foxland Road)
10th Election District
6th Councilmanic District

Robert C. Singer, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-428-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance for that property known as 14013 Foxland Road, located in the vicinity of Manor Road in Phoenix. The Petition was filed by the owners of the property, Robert C. and Patricia M. Singer. The Petitioners seek relief from Section 1A04.3.B.5 of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section 1A01.3.B.3 of the 1970 Regulations) to permit a side yard setback of 22 feet in lieu of the required 50 feet and a front yard setback of 60 feet in lieu of the required 70 feet, for a proposed 24' x 47' addition on the north side of the dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Robert Singer, property owner, Michael Wood, Builder, and Bruce Doak, Professional Engineer with Gerhold, Cross & Etzel, who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 1.133 acres, more or less, zoned R.C.5, and is improved with a two-story dwelling. The Petitioners are desirous of con-

JADEN RECEIVED FOR FILING
Date 5/29/97
By [Signature]

structing a one-story addition with a full basement on the north side of their dwelling to provide private living quarters for the Petitioners' ailing parents. Testimony indicated that due to the layout of the existing dwelling, the topography of the rear yard, and the location of the existing attached garage and driveway on the east side of the property, the north side of the dwelling is the most practical location for the proposed addition. However, the proposed addition will extend beyond the minimum building restriction line. Thus, the requested variance is necessary in order to proceed with the proposed improvements. Testimony indicated that there is ample screening around the property. Thus, the proposed addition will be sufficiently buffered from adjoining properties. Furthermore, there were no adverse comments from any Baltimore County reviewing agency, nor any opposition from any adjoining property owner.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

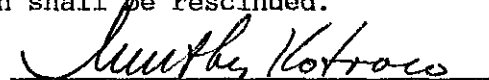
Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. Furthermore, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the zoning regulations.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 29th day of May, 1997, that the Petition for Variance seeking relief from Section 1A04.3.B.5 of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section 1A01.3.B.3 of the 1970 Regulations) to permit a side yard setback of 22 feet in lieu of the required 50 feet and a front yard setback of 60 feet in lieu of the required 70 feet, for a proposed 24' x 47' addition on the north side of the dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

May 29, 1997

Mr. & Mrs. Robert C. Singer
14013 Foxland Road
Phoenix, Maryland 21131

RE: PETITION FOR VARIANCE
E/S Foxland Road, 230' S of the c/l of Eland Road
(14013 Foxland Road)
10th Election District - 6th Councilmanic District
Robert C. Singer, et ux - Petitioners
Case No. 97-428-A

Dear Mr. & Mrs. Singer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Bruce E. Doak, Gerhold, Cross & Etzel
320 E. Towsontown Boulevard, Towson, Md. 21286

Mr. Michael A. Wood, Handcraft Homes
1120 Baldwin Mill Road, Jarrettsville, Md. 21084

People's Counsel; Case Files



RE: PETITION FOR VARIANCE
14013 Foxland Road, E/S Foxland Road,
230' S of c/l Eland Road
10th Election District, 6th Councilmanic

Robert C. and Patricia M. Singer
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-428-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of May, 1997, a copy of the foregoing Entry of Appearance was mailed to Bruce E. Doak, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontown Blvd., Towson, MD 21286, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

14013 FOXLAND ROAD

which is presently zoned

RC5

97-428-A

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) (IAOI. 3.B.3, RSC, 1970) 1404.3. B.5 Variance To Allow A 22 Foot Sideyard Setback In Lieu Of A 50 Foot Setback Along The Northern Property Line. Variance To Allow A 60 Foot Front Yard Setback In Lieu Of A 70 Foot Setback Along The Western Property Line **

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) To Allow An Addition To The Existing Dwelling To Accommodate Parents With Existing Health Problems Which Are Worsening. This Proposed Addition Can Only Be Placed On The Northern Side Of The Existing Dwelling Because The Layout Of The Existing Dwelling, As Well AS The Site Constraints.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

** Variance To Allow A 45 Foot Sideyard Setback In Lieu Of A 50 Foot Setback Along The Southern Property Line.

We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

BRUCE E. DOAK

GERALD, CROSS & EITZEL, LTD.

Name

320 E. TOWSONTOWN BLVD. TOWSON, MD. 21286

Address

Phone No. 823-4470

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

All

OTHER

REVIEWED BY:

DATE

4/2/97

Printed with Soybean Ink
on Recycled Paper

ORDER RECEIVED FOR FILING
Date 5/29/97
By [Signature]

GORDON T. LANGDON
EDWARD F. DEIACO-LOHR
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL, LTD.
Registered Professional Land Surveyors

SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5318

410-823-4470
FAX 410-823-4473

EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP K. CROSS
OF COUNSEL
JOHN F. ETZEL

97-428-A

April 1, 1997

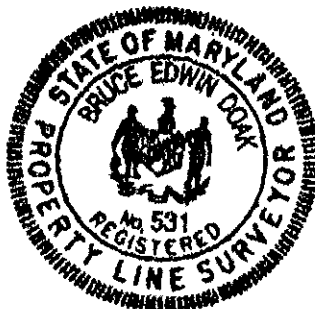
Zoning Description
14013 Fox Land Road

Commencing at the centerline point of intersection of Fox Land Road and Eland Road thence running southeasterly approximately 230 feet along the centerline of Fox Land Road thence, Northeasterly 25 feet to the Northwesternmost corner of lot 37.

The subject property being known as lot 37 as shown on plat entitled "Plat of Manor Ridge Subdivision" in plat book O.T.G. 35/129.

Containing 1.133 Acres of Land, more or less.

This description is not for conveyance purposes and only fulfills the requirements of the Baltimore County Office of Zoning.



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #97-428-A
14013 Foxland Road
ES Foxland Road, 230
S of Old Eland Road
10th Election District
6th Councilmanic

Legal Owner(s):

Robert C. Singer and
Patricia M. Singer

Variance: to allow a 22 foot side yard setback in lieu of 50 foot setback along the northern property line; to allow a 60 foot front yard setback in lieu of 70 foot setback along the western property line; and to allow a 45 foot side yard setback in lieu of a 50 foot setback along the southern property line.

Hearing: Tuesday, May 13, 1997 at 2:00 p.m. in Room 118, Old Courthouse, 400 Washington Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

4/27/1 April 17 C135334

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

April 17, 1997

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper published

in Towson, Baltimore County, Md., once in each of 1 successive

weeks, the first publication appearing on April 17, 1997.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

028771

DATE 4-2-97 ACCOUNT 01-615

Item: 428

By: MDK

AMOUNT \$ 50.00

RECEIVED
FROM:

Robert Singer — 14013 Foxland Rd

FOR:

RV-010 - \$50.00

01A00#0141MICHRC
BA 0009:25AM04-02-97

150.00

VALIDATION OR SIGNATURE OF CASHIER

Distribution
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CERTIFICATE OF POSTING

RE: Case No.:

97-428-A

Petitioner/Developer: R.C. SINGER, ETAL

c/o R. MATZ

Date of Hearing/Closing: 5/13/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #14013 FOXLAND RD.

The sign(s) were posted on

4/23/97

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe, 4/25/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

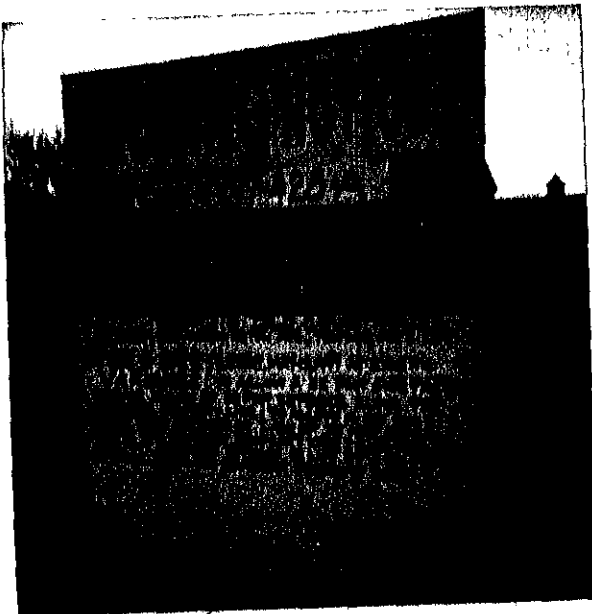
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Pager (410) 646-8354



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____ *

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____ *

DATE AND TIME: _____ *

REQUEST: to permit a 22 foot side yard (north side)
and a 45 foot side yard (south side) in lieu of 50 feet
and a 60 foot front yard in lieu of 70 feet

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Ave.
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 428

Petitioner: ROBERT C. & PATRICIA SINGER

Location: 14013 FOXLAND ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: ROBERT C. & PATRICIA SINGER

ADDRESS: 14013 FOX LAND ROAD

PHOENIX, MD. 21131

PHONE NUMBER: 410 - 592 - 8523

AJ:ggs

(Revised 09/24/96)

TO: PUTUXENT PUBLISHING COMPANY
April 17, 1997 Issue - Jeffersonian

Please forward billing to:

Robert C. and Patricia Singer
14013 Fox Land Road
Phoenix, Maryland 21131
410-592-8523

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-428-A
14013 Foxland Road
E/S Foxland Road, 230' S of c/l Eland Road
10th Election District - 6th Councilmanic
Legal Owner(s): Robert C. Singer and Patricia M. Singer

Variance to allow a 22 foot side yard setback in lieu of 50 foot setback along the northern property line; to allow a 60 foot front yard setback in lieu of 70 foot setback along the western property line; and to allow a 45 foot side yard setback in lieu of a 50 foot setback along the southern property line.

HEARING: TUESDAY, MAY 13, 1997 at 2:00 p.m., Room 118 Old Courthouse, 400 Washington Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 14, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-428-A
14013 Foxland Road
E/S Foxland Road, 230' S of c/l Eland Road
10th Election District - 6th Councilmanic
Legal Owner(s): Robert C. Singer and Patricia M. Singer

Variance to allow a 22 foot side yard setback in lieu of 50 foot setback along the northern property line; to allow a 60 foot front yard setback in lieu of 70 foot setback along the western property line; and to allow a 45 foot side yard setback in lieu of a 50 foot setback along the southern property line.

HEARING: TUESDAY, MAY 13, 1997 at 2:00 p.m., Room 118 Old Courthouse, 400 Washington Avenue.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Robert and Patricia Singer
Bruce E. Doak

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 28, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 9, 1997

Mr. and Mrs. Robert Singer
14013 Foxland Road
Phoenix, MD 21136

RE: Item No.: 428
Case No.: 97-428-A
Petitioner: Robert Singer, et ux

Dear Mr. and Mrs. Singer:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 2, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr.", is written over a circular stamp. The stamp appears to be an official seal or logo, though the details are not clearly legible.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 4.15.97
Item No. 428 MJK

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

P. J. Gredlein
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

April 15, 1997

(410) 887-4500

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW
Location: DISTRIBUTION MEETING OF April 14, 1997

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

427, 428, 429, 430, 431, 432, and 433

REVIEWER: LT. ROBERT M. GAUERWALD
Fire Marshal Office, PHONE 887-4881, ME-1102F
cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

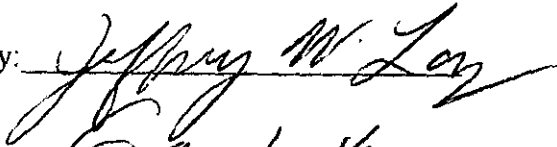
SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item Nos. 426, 427, 428, 429, 432, and 434

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:



Division Chief:



AFK/JL

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: April 21, 1997

FROM: *RWB* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for April 21, 1997
 Item Nos. 427, 428, 429, 430, 431, 433 and 434

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:cab

cc: File

ZONE421.NOC

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 4/23/97

FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: April 14, 97

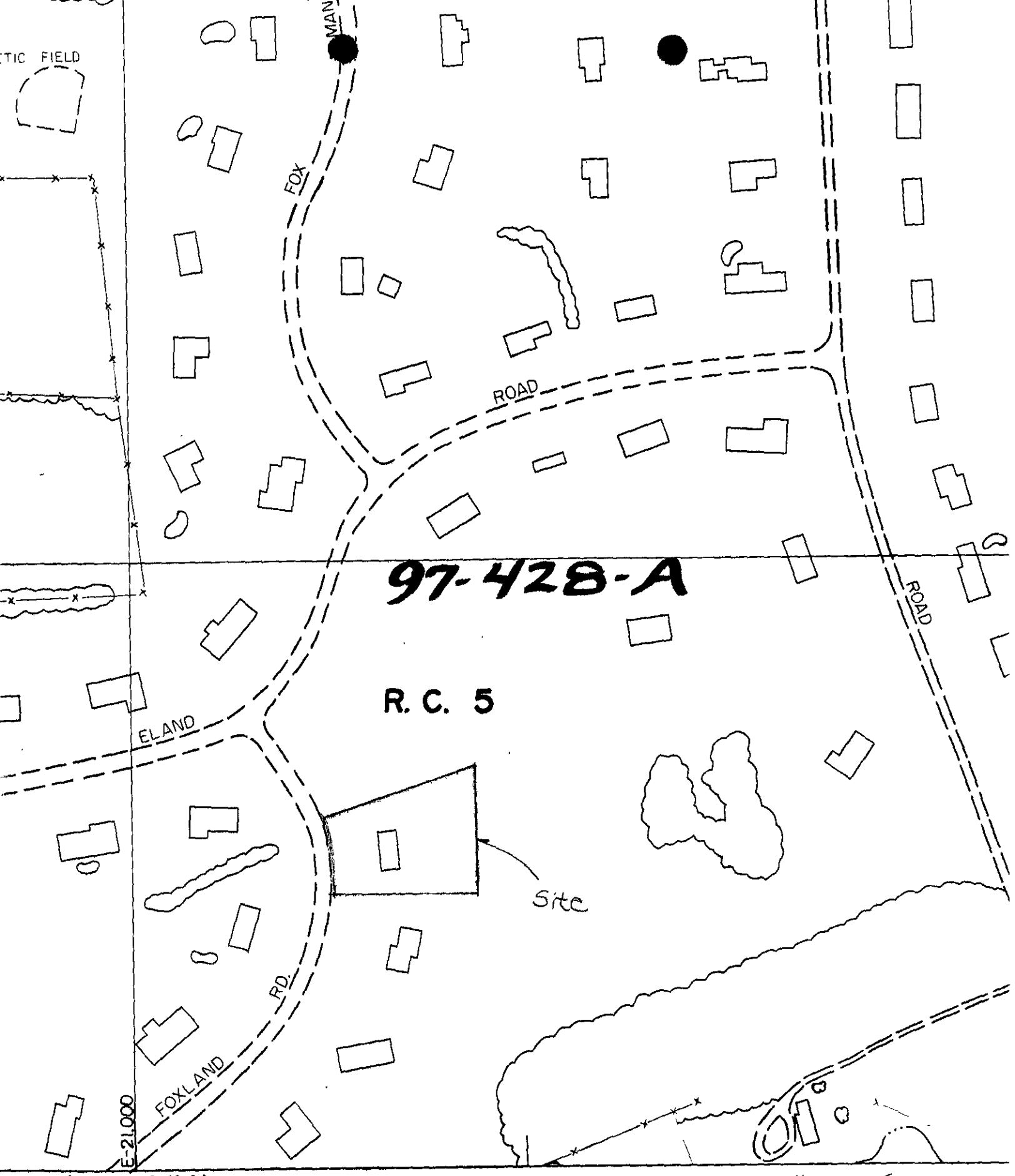
The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

426	431
(428)	432
429	434
430	

RBS:sp

BRUCE2/DEPRM/TXTSBP



97-428-A

R. C. 5

Site

(SHEET N.E.-19-D)

428

**MORE COUNTY
PLANNING AND ZONING**

Map NE 20 D

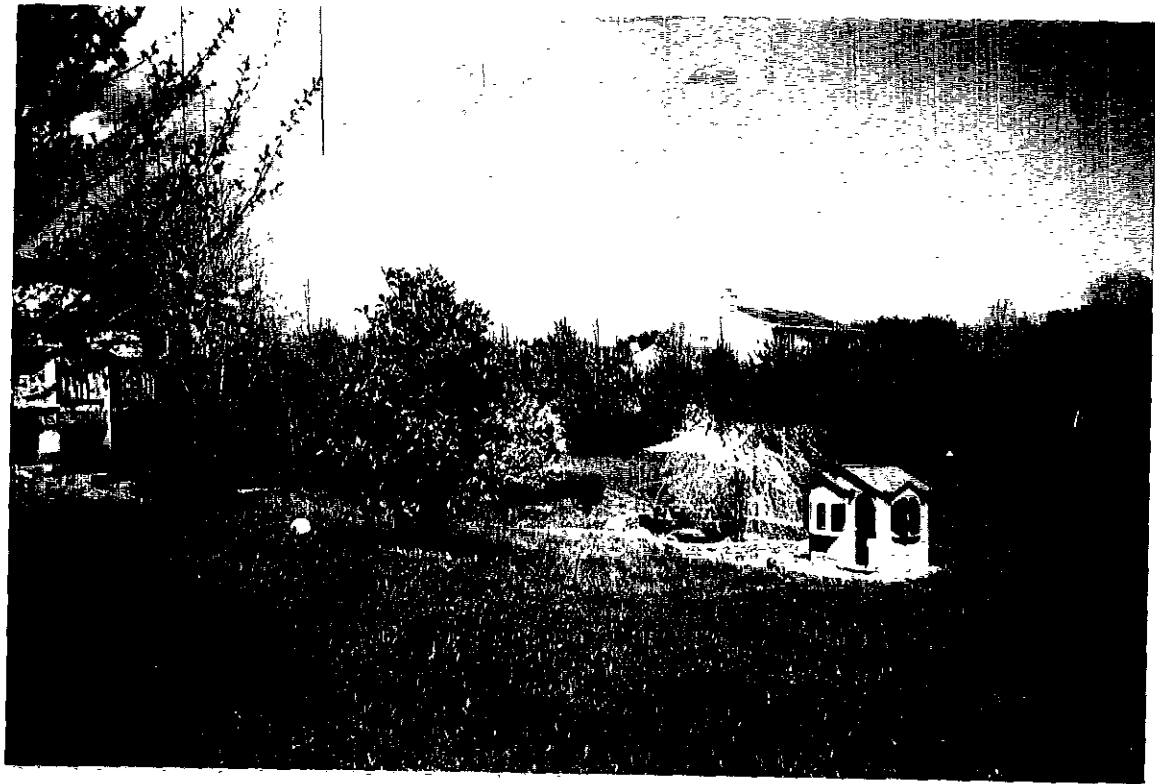
(18)
Photographs
in Case
97-428-A

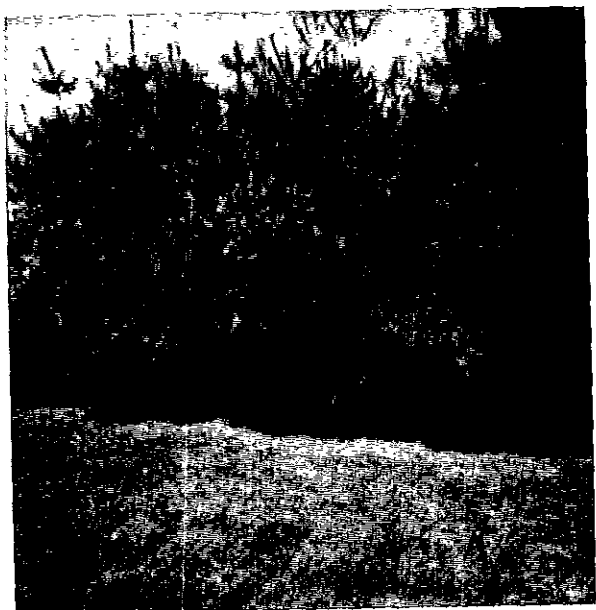




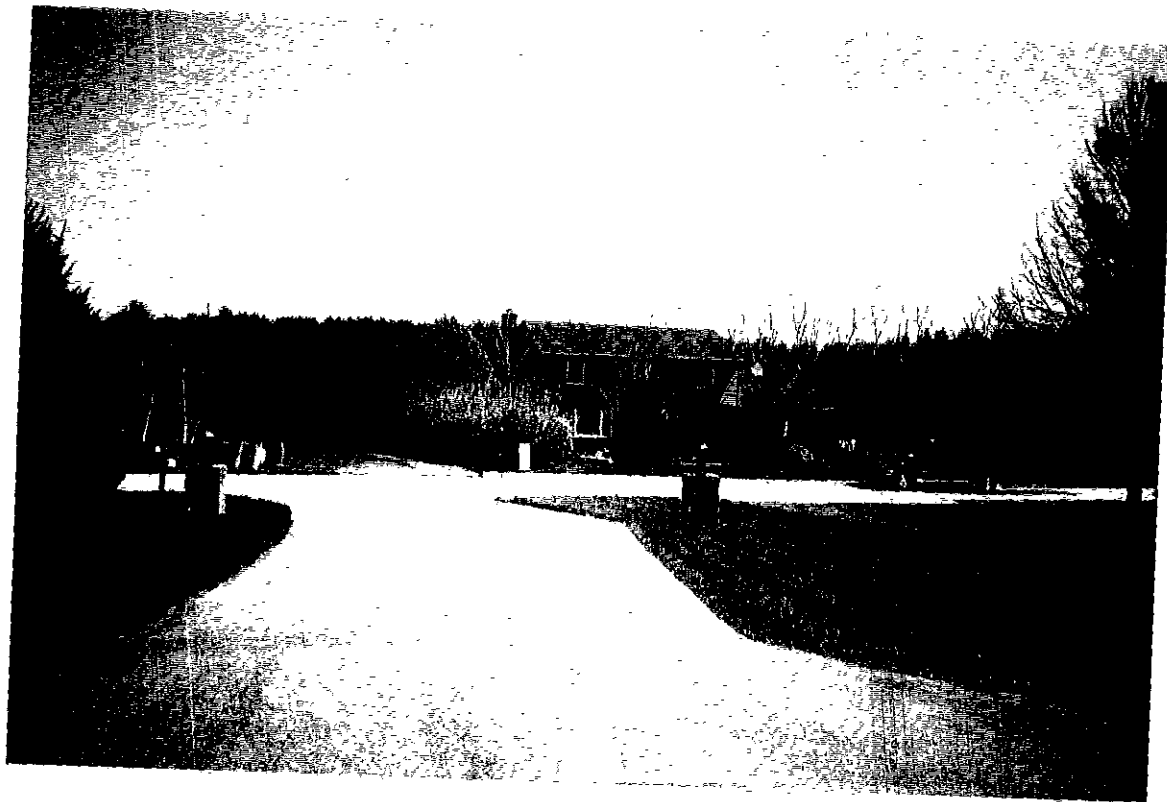


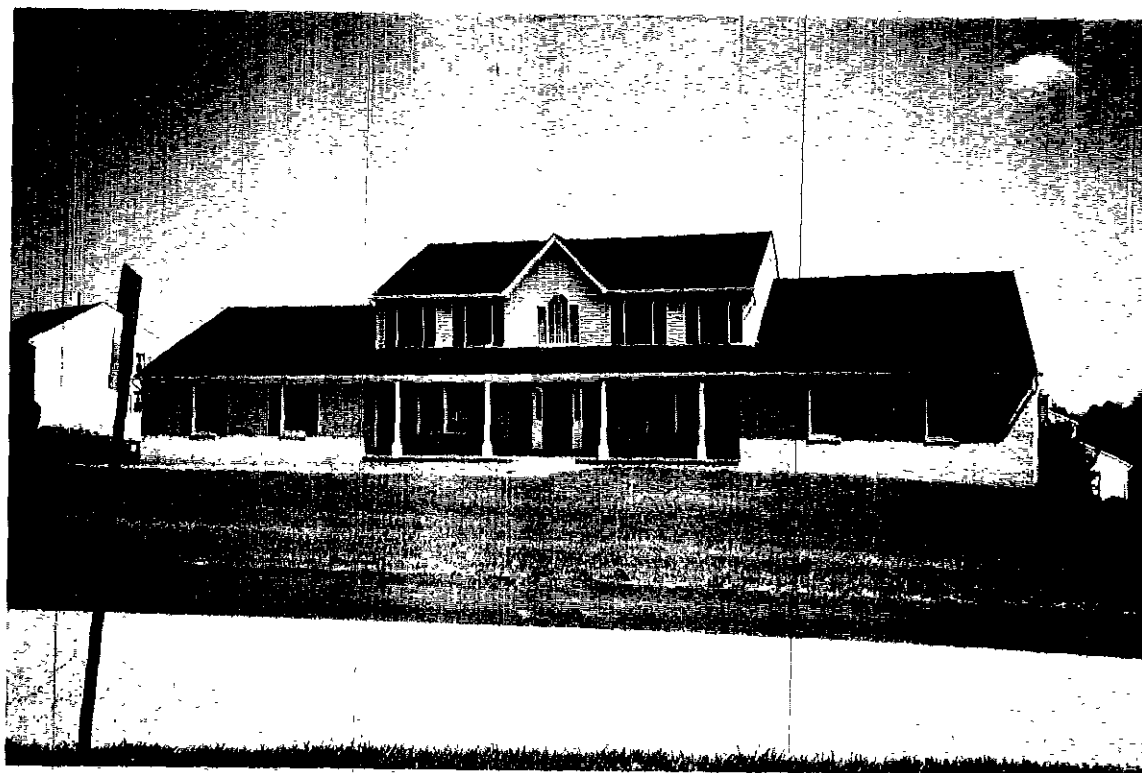




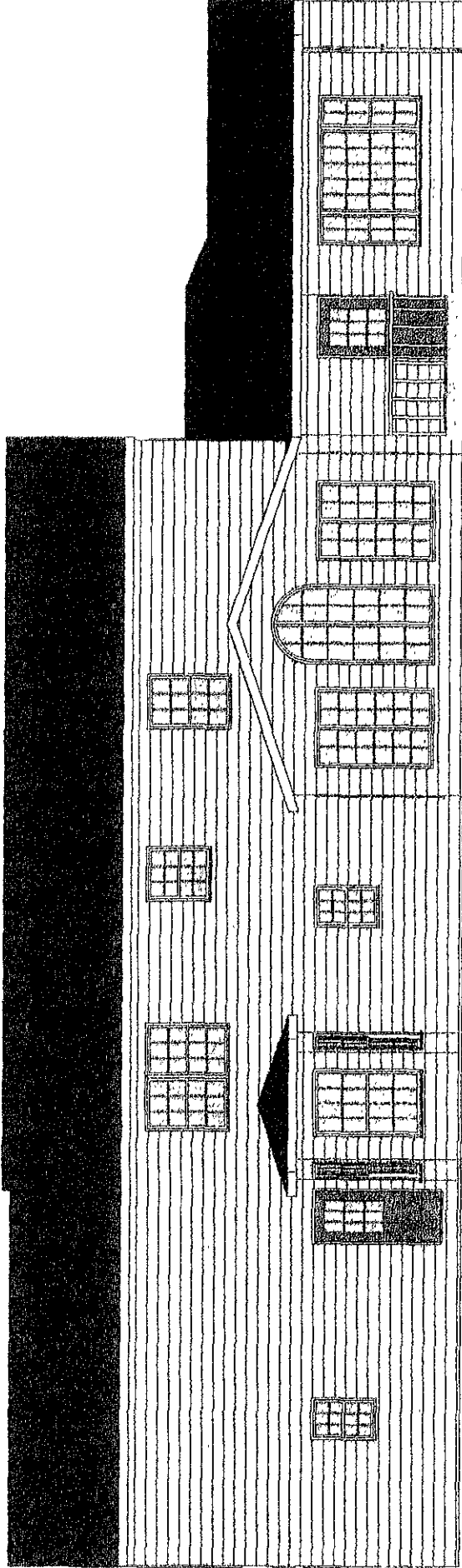






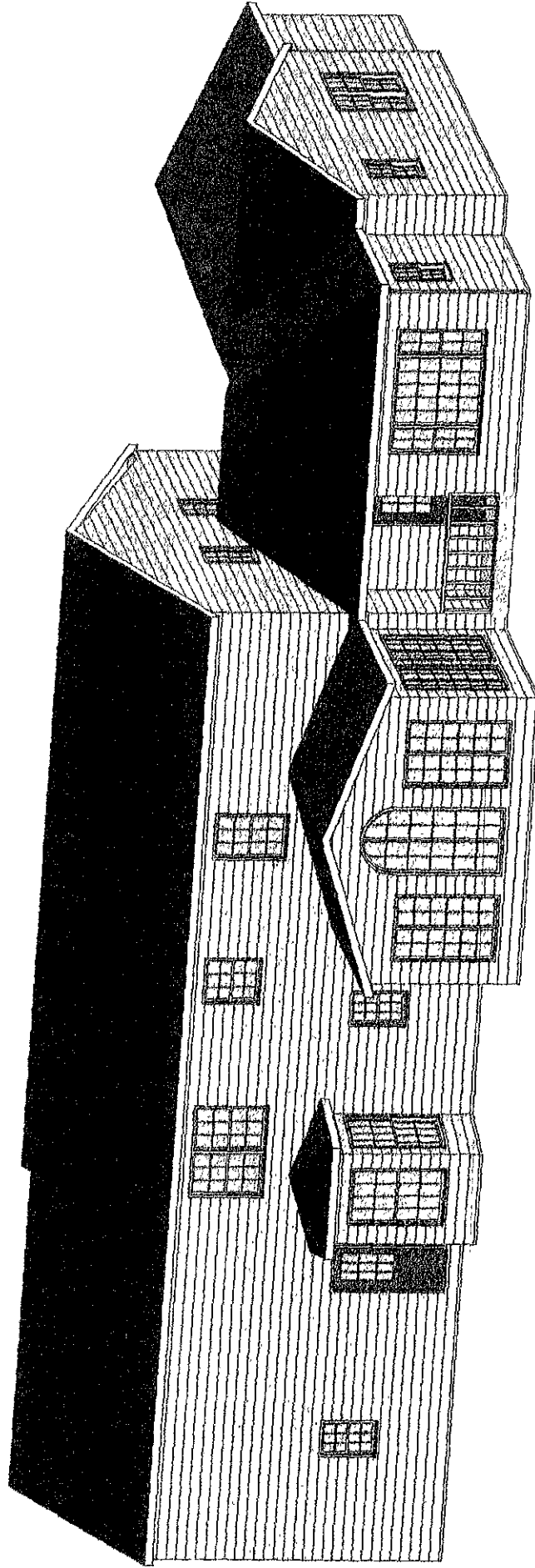


LETTERS
EXHIBIT 3A



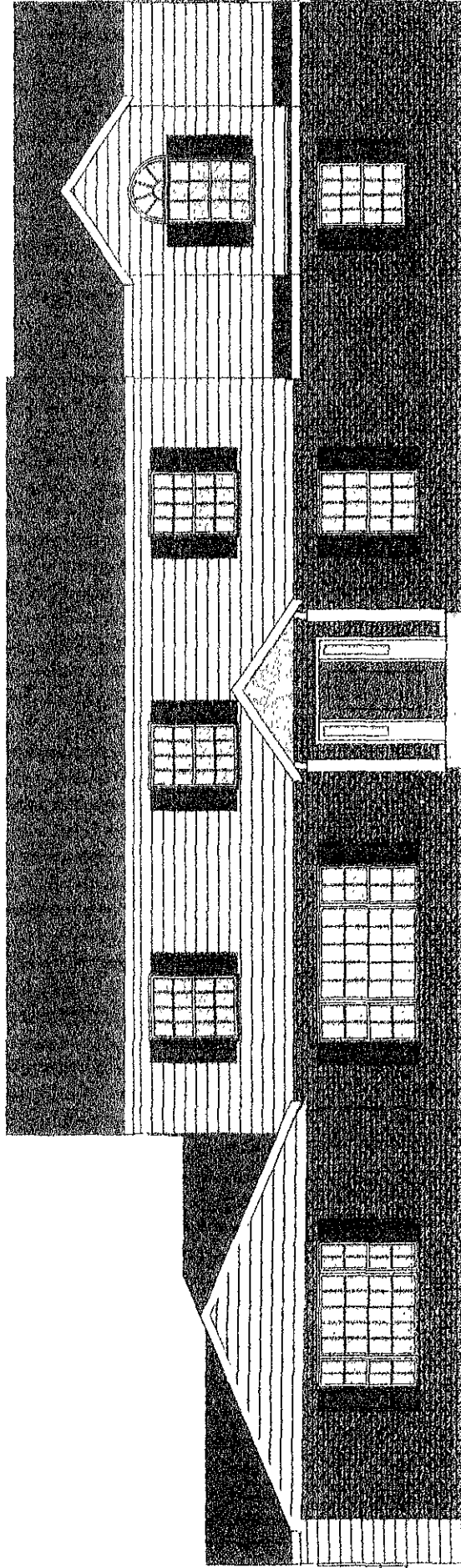
R.C. & P.M. Singer
14013 Foxland Road
Phoenix, MD 21131

3B



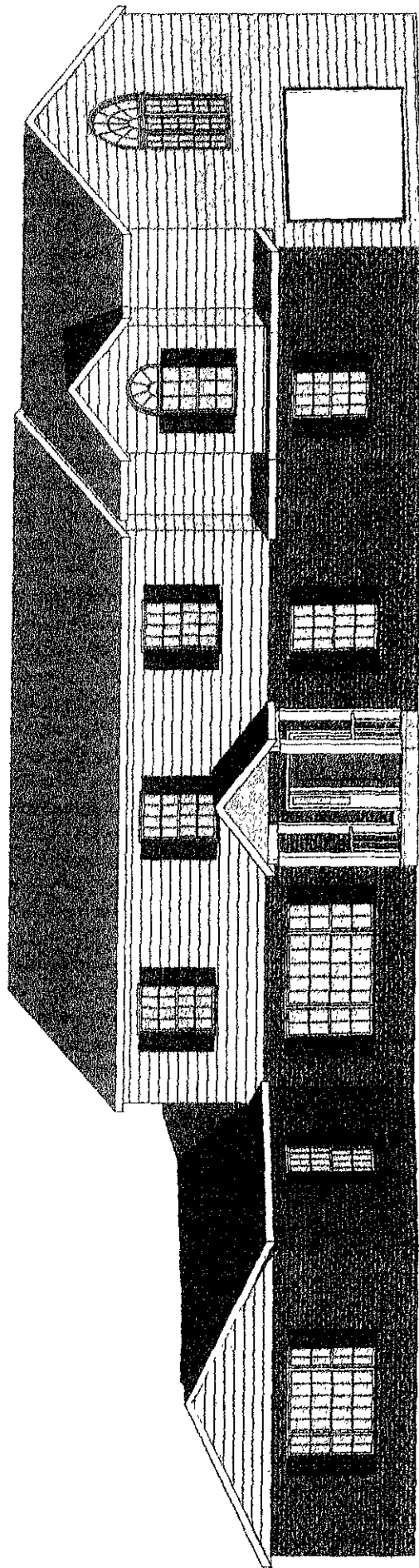
R.C. & P.M. Singer
14013 Foxland Road
Phoenix, MD 21131

3C



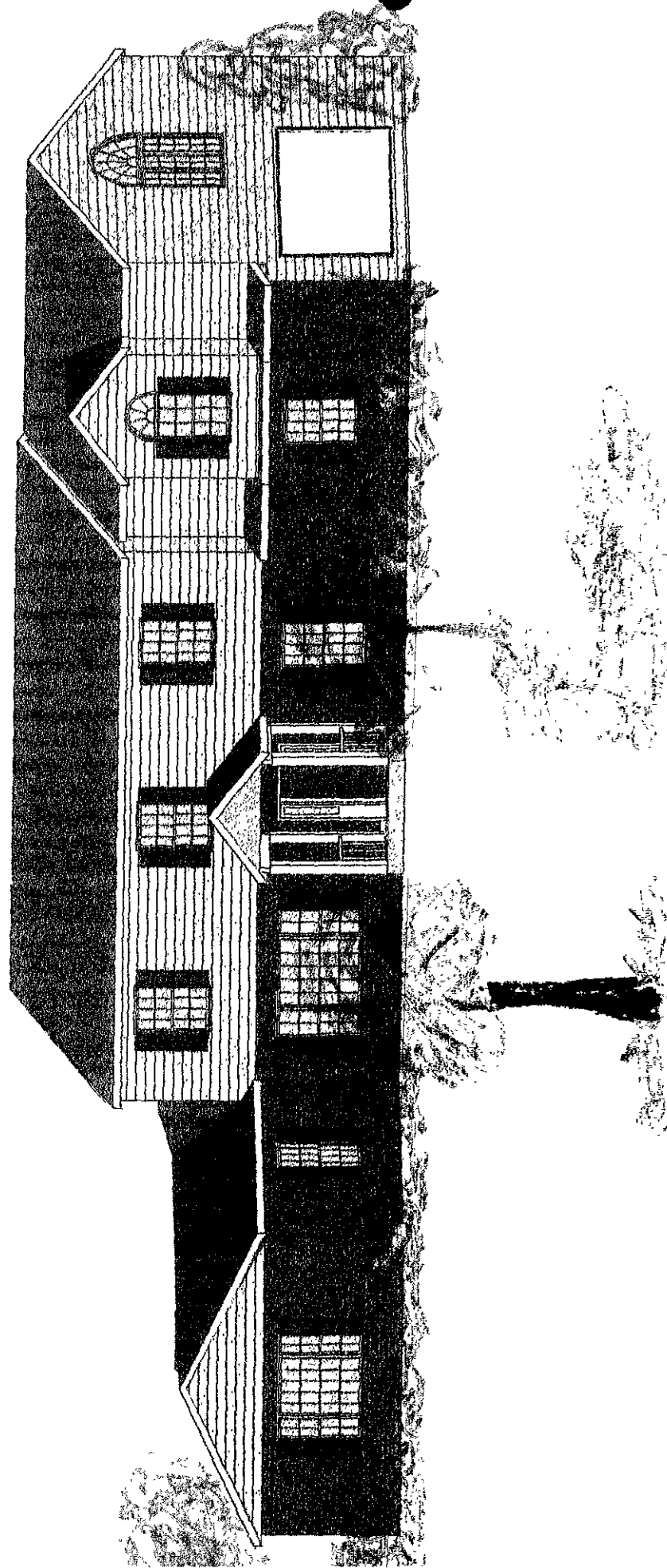
R.C. & P.M. Singer
14013 Foxland Road
Phoenix, MD 21131

31

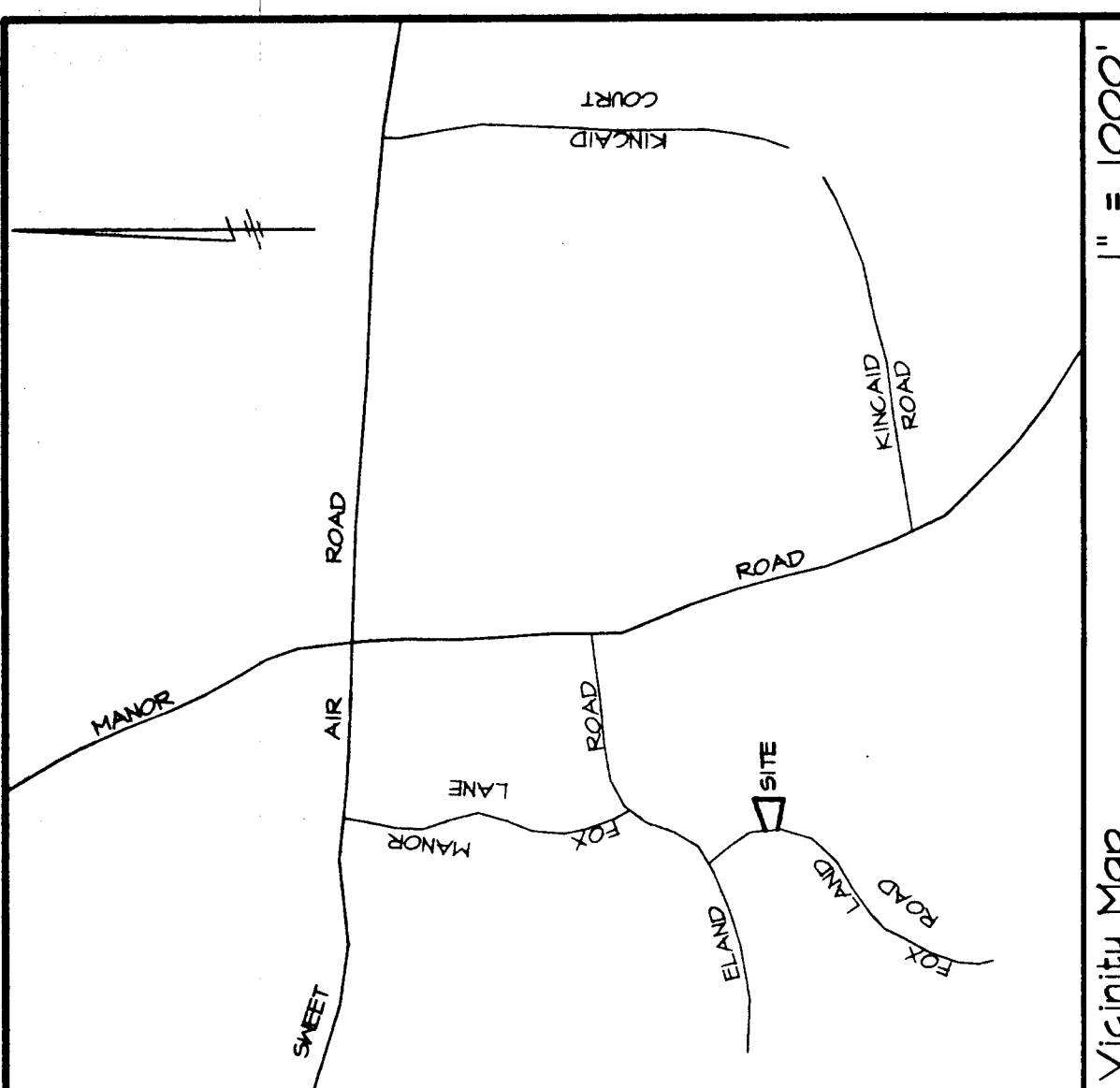
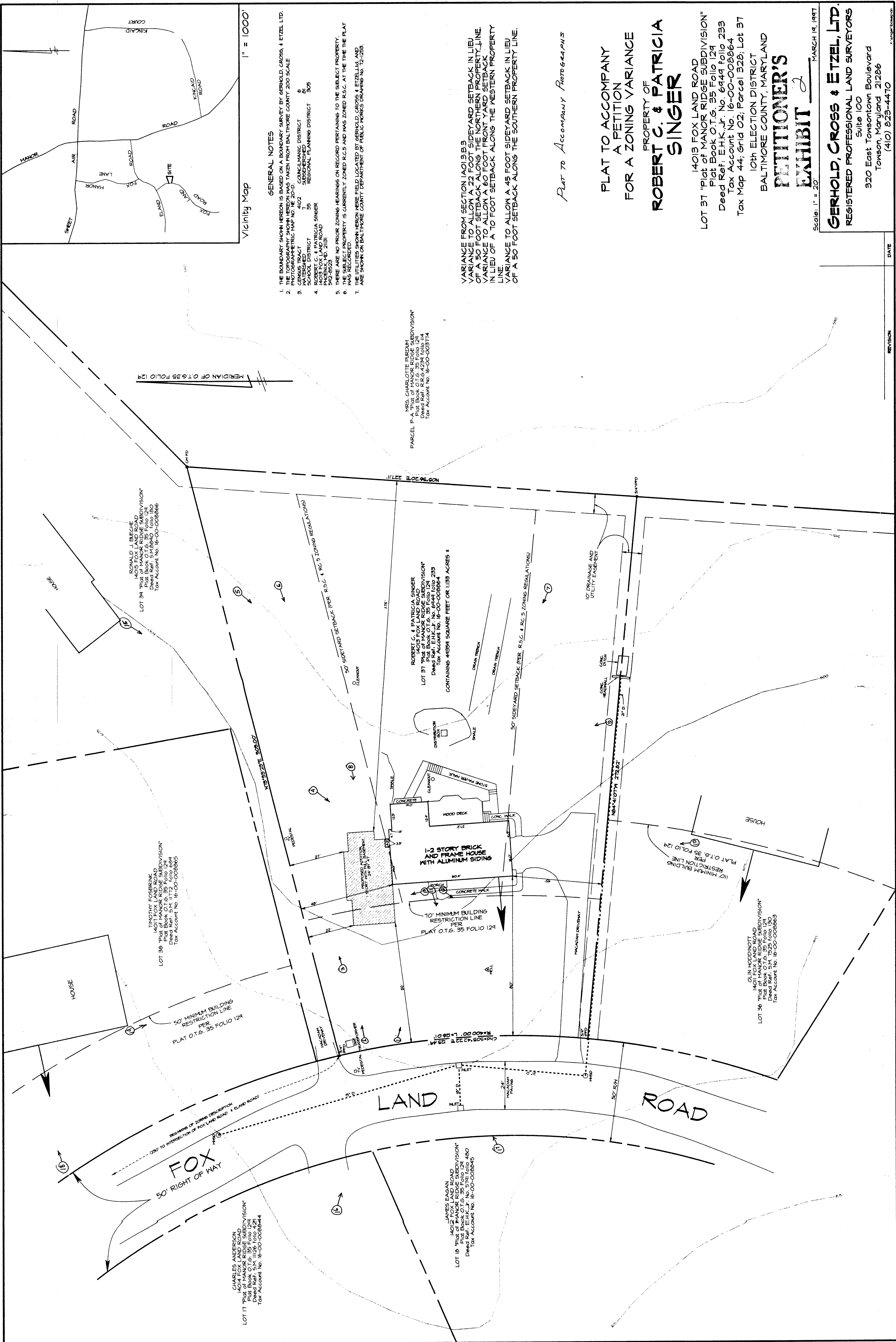


R.C. & P.M. Singer
14013 Foxland Road
Phoenix, MD 21131

R.C. & P.M. Singer
14013 Foxland Road
Phoenix, MD 21131



3E



Vicinity Map
1" = 1000'

- GENERAL NOTES**
1. THE BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY BY GERHOLD, CROSS & ETZEL, LTD.
 2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY 200 SCALE
 3. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE BALTIMORE COUNTY 200 SCALE
 4. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE BALTIMORE COUNTY 200 SCALE
 5. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE BALTIMORE COUNTY 200 SCALE
 6. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE BALTIMORE COUNTY 200 SCALE
 7. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE BALTIMORE COUNTY 200 SCALE

VARIANCE FROM SECTION 1401.3B3
VARIANCE TO ALLOW A 45 FOOT SETBACK ALONG THE NORTHERN PROPERTY LINE
VARIANCE TO ALLOW A 60 FOOT SETBACK ALONG THE WESTERN PROPERTY LINE
VARIANCE TO ALLOW A 45 FOOT SETBACK ALONG THE SOUTHERN PROPERTY LINE
VARIANCE TO ALLOW A 45 FOOT SETBACK ALONG THE SOUTHERN PROPERTY LINE

Plat To Accompany Photographs

**PLAT TO ACCOMPANY
A PETITION
FOR A ZONING VARIANCE**
**PROPERTY OF
ROBERT C. & PATRICIA
SINGER**

14013 FOX LAND ROAD
LOT 37 "PLAT OF MANOR RIDGE SUBDIVISION"
Plat Book O.T.G. 35 Folio 124
Deed Ref: E.H.K.J. No. 6949 Folio 233
Tax Account No. 16-00-008864
Tax Map 44; Grid 02; Parcel 328; Lot 37
10th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

EXHIBIT 2
Scale: 1" = 20'
MARCH 14, 1997
GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 825-4410